



# AGENDA

## BOARD OF DIRECTORS

Chris Lewis, Chair

Paul Desrochers, Vice Chair

Rafael Munoz

Doug Paul

Hector Reyes

Christopher Rooney

Salvador Salas, Jr.

## OFFICERS

David Garcia, CEO

Maria Kachadoorian, CFO

Ann Moore, General Counsel

Ann Hix, Secretary

## REGULAR MEETING OF THE CHULA VISTA REDEVELOPMENT CORPORATION (CVRC)

Thursday, August 23, 2007, 6:00 p.m.

COUNCIL CHAMBERS  
276 FOURTH AVENUE  
CHULA VISTA, CA 91910

### CALL TO ORDER

### ROLL CALL

Directors Desrochers, Lewis, Munoz, Paul, Reyes, Rooney, Salas

### PLEDGE OF ALLEGIANCE, MOMENT OF SILENCE

### PUBLIC COMMENTS

*Persons speaking during Public Comments may address the CVRC on any subject matter within the CVRC's jurisdiction that is not listed as an item on the agenda. State law generally prohibits the CVRC from taking action on any issue not included on the agenda, but, if appropriate, the CVRC may schedule the topic for future discussion or refer the matter to staff. Comments are limited to three minutes.*

### 1. WRITTEN COMMUNICATIONS

- A. Memorandum from Christopher Rooney requesting an excused absence from the CVRC meeting of August 9, 2007.

#### ***Staff Recommendation:***

*That the CVRC excuse the absence.*

- B. Memorandum from Salvador Salas requesting an excused absence from the CVRC meeting of August 9, 2007

#### ***Staff Recommendation:***

*That the CVRC excuse the absence.*

## **PUBLIC HEARINGS**

*The following items(s) have been advertised as public hearings as required by law. If you wish to speak on any item, please fill out a "Request to Speak" form (available in the lobby) and submit it to the Clerk prior to the meeting.*

### **2. PUBLIC HEARING TO CONSIDER DESIGN REVIEW APPLICATION DRC-07-02 FOR THE CONSTRUCTION OF A 24,585-SQUARE FOOT INDUSTRIAL BUILDING WITH A 2,000-SQUARE FOOT ADMINISTRATIVE OFFICE AND ASSOCIATED SITE IMPROVEMENTS AT 144 27<sup>TH</sup> STREET IN THE SOUTHWEST PART OF CHULA VISTA**

The proposed project consists of the construction of a 24,585-square foot multi-tenant industrial building with a 2,000-square foot administrative office and other site improvements at the site located at the northwest corner of 27<sup>th</sup> Street and Faivre Street.

The proposed project concept plans are being presented to the Chula Vista Redevelopment Corporation for consideration and final approval.

#### ***Staff Recommendation:***

*That the CVRC adopt the following resolution approving Design Review (DRC-07-02), subject to the conditions of Exhibit B attached to the CVRC Resolution.*

#### **A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING DESIGN REVIEW PERMIT (DRC-07-02) FOR THE CONSTRUCTION OF A 24,585-SQUARE FOOT INDUSTRIAL BUILDING WITH A 2,000-SQUARE FOOT ADMINISTRATIVE OFFICE AND THE ASSOCIATED SITE IMPROVEMENTS AT 144 27<sup>TH</sup> STREET IN THE CITY OF CHULA VISTA**

### **3. PUBLIC HEARING TO CONSIDER ZAV-07-08 AND DRC-07-04, BUILDING AT 868 STELLA STREET**

Small warehouse/office building on a 4,260 sq. ft. site located at the northwest corner of Stella Street and the Palomar Street on-ramp to Interstate 5. The project will include a two-story concrete block building providing three parking spaces and trash storage on the ground floor and 2,064 sq. ft. of office and warehousing on the second.

#### ***Staff Recommendation:***

*That the CVRC adopt the following resolution:*

#### **A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION APPROVING DESIGN REVIEW PERMIT (DRC-07-04) TO ALLOW THE CONSTRUCTION OF A TWO-STORY WAREHOUSE/OFFICE BUILDING ON THE SITE LOCATED AT 868 STELLA STREET AND APPROVING A**

**VARIANCE (ZAV-07-08) TO PERMIT A 15-FOOT ENCROACHMENT INTO  
THE FRONT YARD SETBACK.**

**ACTION ITEMS**

**4. CONSIDERATION OF TWO EXCLUSIVE NEGOTIATING AGREEMENTS FOR SITES  
WITHIN THE TOWN CENTRE I REDEVELOPMENT AREA**

Staff is proposing two Exclusive Negotiating Agreements (ENAs) for review and consideration by the CVRC. Although these are considered "new" ENAs in the Third Avenue area, staff has been working closely with these developers during the past two years, examining potential development sites in the Third Avenue Village as the Urban Core Specific Plan (UCSP) was in process. Each developer previously had ENAs for other development sites on City/Chula Vista Redevelopment Agency ("Agency")-owned parking lots. The details of those ENAs and why the ENAs are being proposed for different sites are described in this report.

***Staff Recommendation:***

*That the CVRC adopt the following resolution:*

- A. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION  
APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH  
CITYMARK COMMUNITIES LLC FOR CITY-OWNED PROPERTY LOCATED  
ON THE NORTHEAST CORNER OF LANDIS AVENUE AND DAVIDSON  
STREET**

***Staff Recommendation:***

*That the CVRC adopt the following resolution:*

- B. RESOLUTION OF THE CHULA VISTA REDEVELOPMENT CORPORATION  
APPROVING AN EXCLUSIVE NEGOTIATING AGREEMENT WITH VOYAGE,  
LLC FOR DEVELOPMENT OF THE CHURCH AVENUE AND DAVIDSON  
STREET NORTHWEST SITE**

**5. CHIEF EXECUTIVE OFFICER'S REPORTS**

- A. UPDATE ON CURRENT REDEVELOPMENT ACTIVITIES**
- B. SEPTEMBER 4, 2007 JOINT WORKSHOP WITH THE CITY COUNCIL AND  
THE CVRC**

**6. CHAIRMAN'S REPORTS**

- A. SUBCOMMITTEE REPORT ON THE SWEETWATER UNION HIGH SCHOOL  
DISTRICT ASSET UTILIZATION PROJECT**

## **7. DIRECTORS' COMMENTS**

### **ADJOURNMENT**

The **Chula Vista Redevelopment Corporation** will adjourn to a Special Meeting on September 4, 2007 at 6:00 p.m.

#### **In compliance with the AMERICANS WITH DISABILITIES ACT**

The Chula Vista Redevelopment Corporation requests individuals who require special accommodations to access, attend, and/or participate in a CVRC meeting, activity, or service request such accommodation at least forty-eight hours in advance for meetings and five days for scheduled services and activities. Please contact the Community Development Department for specific information at (619) 691-5047, or Telecommunications Devices for the Deaf (TDD) at (619) 585-5655. California Relay Service is also available for the hearing impaired.